

## **Newfields Planning Board Meeting**

June 17, 2010

**Attendance:** Bouzianis, Woodworth, Daley, Meserve, Hayden, Todd, and Price.

### **Preliminary Conceptual Discussion Engle / Davis Route 85 and 108**

The Chair clarified that in accordance with RSA 676:4, this discussion was not noticed, was not a public hearing, but in the context of a public meeting. As such, the comments and advise was only advisory – not a binding action.

Davis described the status and Engle stated that the NH DOT approval is based on the plan before the board. Davis inquired about the concern of two buildings on one lot since it has been determined that the road does not subdivide the property and there is really one lot here with the State road through it. Davis described some of the challenges on developing the lot. The Board felt that the concept of two buildings on one lot is not foreign but the issue of the road is new and its bisection of the lot.

The Board raised concerns about the placement of all the necessary infrastructure including a well, septic, lot coverage, etc. The setback is 60 feet but the Board wanted the parking in the rear so the current plan shows the parking in the back and the building is in the setback. Hayden stated he felt that the preservation of the existing access was important to the abutting owner.

The concern was raised about future uses and concerns about changes in impacts. The interplay with the Access Ordinance was discussed. The Board reviewed current and future access points and discussed ways to integrate the existing development, immediate proposed development and long-term development goals and access to this parcel and near parcels.

The Planner described that the state permit is the final answer of the specific question of the location and adequacy of the access. The applicant stated that they were open to working with the other access locations. The Board raised concerns about the reserve area and engineering on the lot. The issue of lot coverage was discussed. The lot is in the aquifer protection zone but since previous studies show the zone is not under this lot so the applicant would be seeking a determination that this is also not in the zone. Board members asked about seeing what it would look like in compliance with the setbacks.

Davis asked about the definition where it states “group of buildings”. The question about replacing in kind with a leach field was raised. Pedestrian access was raised. Davis stated that he is not opposed to pedestrians.

### **Bernier Corporation**

Todd moved and Price seconded. Chair to sign plans when corrected and presented. Unanimous. Todd moved and Price seconded that the Planner handle the compliance issues and that the escrow be set under the Planner's authorization.

This concluded the Planner's report. Meserve moved Price seconded that the Planner will revise the draft letter to support the program.

Meserve moved to adjourn and Todd seconded to adjourn. Unanimous.